



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

July 9, 2018

9:30

Calendar No. 18-136:

13417 Crennell Avenue

Ward 2

Kevin L. Bishop

28 Notices

Wannetta A. Allen, owner, proposes to establish use as a state licensed Residential Facility for seven residents in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that "Residential Facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.08(g) which states that a residential facility, as defined in Chapter 325 of the Zoning Code, for six (6) to sixteen (16) persons is not permitted in a Two Family District, first permitted in a Multi-Family Residential District, and only if approved by the City Planning Department as a conditional use. (Filed June 8, 2018)

9:30

Calendar No. 18-137:

2683 W. 32 Street

Ward 3

Kerry McCormack

13 Notices

Ramonita E. Colon Collazo, owner, proposes to construct a new 19.5' x 6' front porch in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of 357.13(b)(4) of the Cleveland Codified Ordinances which states that Open porches/deck are permitted if projecting not more than six (6) feet, provided they do not extend within ten (10) feet of the street line and do not aggregate a vertical area in any story more than twenty percent (20%) of the area of the façade in that story. Proposed porch is within 5'-0" of the street line. (Filed June 8, 2018)

9:30

Calendar No. 18-139:

2430-2436 W. 7th Street

Ward 3

Kerry McCormack

21 Notices

Brian McCreary and Parkhill Associates, owners, propose to consolidate two lots and construct 21 residential units with 21 parking spaces in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that a 50 foot rear yard is required; 8 feet are proposed

2. Section 353.01 which states that the maximum permitted height is 35 feet and 50 feet are proposed.
3. Section 355.04 which states that the maximum gross floor area of the building cannot exceed 1.5 the total lot area; in this case 6,745 square feet are permitted and 49,520 square feet are proposed.
4. Section 355.04 which states that in a 'B' Area District the minimum lot area must equal 2400 square feet per unit or in this case 50,400 square feet are required and 13,490 square feet are proposed.
5. Section 349.15 which states that 2 bicycle parking spaces required; none proposed. (Filed June 15, 2018)

9:30

Calendar No. 18-140:

2010 W. 10 Street

Ward 3

Kerry McCormack

11 Notices

Cristin McCaskill & Robert Heiss, owners, propose to erect a front porch and portico in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that an 8 foot interior side yard is required. This section also states that no building shall be erected less than 10 feet from main building on adjoining premises. Proposed portico is in required side yard; the appellant is proposing to erect porch and portico 6 inches from property line.
2. Section 357.13(b)(4) which states that an open front porch cannot encroach more than six feet into required front yard, and cannot extend to within 10 feet of front property line. Proposed porch encroaches more than 8 feet, and extends within 10 feet of front property line. (Filed June 18, 2018)

REINSTATED FROM JUNE 4, 2018

9:30

Calendar No. 18-91:

13701 Kinsman Rd.

Ward 4

Kenneth L. Johnson

14 Notices

Maranatha Bible College, owner, proposes to install an illuminated ID wall sign in a B1 Residence Office District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.13 which states that a maximum of one 40 square foot sign per vehicle entrance is permitted and one 320 square foot sign is proposed.
2. Section 350.13(g) which states that electronic display sign for community facility in a Residence District requires BZA approval. (Filed April 19, 2018-No Testimony) THIS CASE WAS DISMISSED ON JUNE 4, 2018 FOR WANT OF PROSECUTION; IT WAS REINSTATED DUE TO A MISCOMMUNICATION BETWEEN THE APPELLANT AND THE COMMUNITY DEVELOPMENT CORPORATION. FIRST POSTPONEMENT MADE AT THE REQUEST OF CITY PLANNING TO ALLOW FOR TIME FOR DESIGN REVIEW.

POSTPONED FROM JUNE 25, 2018

9:30

Calendar No. 18-125:

2100 West 17 Street

Ward 3

Kerry McCormack

15 Notices

DI Rentals, owner, proposes to erect a 3 story 4,600 square foot two family house with a 3 car garage on a 4,500 square foot lot in a B1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area of a dwelling in a "B" area district shall not exceed $\frac{1}{2}$ the lot area or in this case 2,250 square feet and the proposed floor area is approximately 4,600 square feet.
2. Section 355.04(a) which states that the minimum lot area for a two family dwelling in a "B" area district is 6,000 square feet and the proposed lot area is 4,500 S.F.
3. Section 357.02 which states that no yard or court provided for any building or group of buildings for the purposes of complying with the provisions of this Zoning Code shall be reduced or again considered as the yard or court required for any other building or additional construction on the same lot or on another lot.
4. Section 357.09(b)(2)(C) which states that no interior side yard shall be less than (8) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth ($\frac{1}{4}$) the height of the main building on the premises. Building height is approximately 35' thus no interior side yard shall be less than 8'-9" and a 3'-0" side yard is proposed.
5. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot. The proposed distance to a main building on adjoining lot is 8'-0".
6. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed May 29, 2018-No Testimony) POSTPONEMENT MADE AT THE REQUEST OF THE CITY DUE TO AN ERROR ON THE NOTICE OF NONCONFORMANCE.